055.0	0002	0003.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,100 / 793,100
					USE VALUE:	793,100 / 793,100
					ASSESSED:	793,100 / 793,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PRENTISS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILFERT DAVID P & JAMES TRS -
Owner 2:	22 PRENTISS RD REALTY TR -
Street 1:	C/O JAMES WILFERT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,224 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1950, having primarily Conc. Block Exterior and 9456 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	10224.000	176,200		616,900	793,100
Total Card	0.235	176,200		616,900	793,100
Total Parcel	0.235	176,200		616,900	793,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 83.87 | /Parcel: 83.87

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 36703

GIS Ref

GIS Ref

Insp Date 03/04/09

!4434!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	176,200	0	10,224.	606,700	782,900	782,900	Year End Roll	12/18/2019
2019	316	FV	158,300	0	10,224.	566,300	724,600	724,600	Year End Roll	1/3/2019
2018	316	FV	158,300	0	10,224.	505,600	663,900	663,900	Year End Roll	12/20/2017
2017	316	FV	158,300	0	10,224.	444,900	603,200	603,200	Year End Roll	1/3/2017
2016	316	FV	158,300	0	10,224.	333,700	492,000	492,000	Year End	1/4/2016
2015	316	FV	97,200	0	10,224.	303,400	400,600	400,600	Year End Roll	12/11/2014
2014	316	FV	97,200	0	10,224.	303,400	400,600	400,600	Year End Roll	12/16/2013
2013	316	FV	97,200	0	10,224.	303,400	400,600	400,600		12/13/2012

PRINT

Date	Time
12/10/20	19:27:36

LAST REV

Date	Time
10/09/19	15:23:34

apro

4434

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILFERT DAVID P	1436-70		6/18/2013	Estate/Div	675,000	No	No		
	685-52		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	36703
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2013	1153	Manual	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	I & E Return	MM	Mary M
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/4/2009	Measured	197	PATRIOT
5/9/2000	Measured	197	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		10224		Sq. Ft.	Site		0	30.5	1.98	CA									616,857						616,900	

Total AC/HA: 0.23471 | Total SF/SM: 10224 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM AVG | Total: 616,857 | Spl Credit | Total: 616,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.85836530
Adj $ / SQ:	47.382
Other Features:	2500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293727
Depreciation:	117491
Depreciated Total:	176236

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0		BRs:	0		Baths:			HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

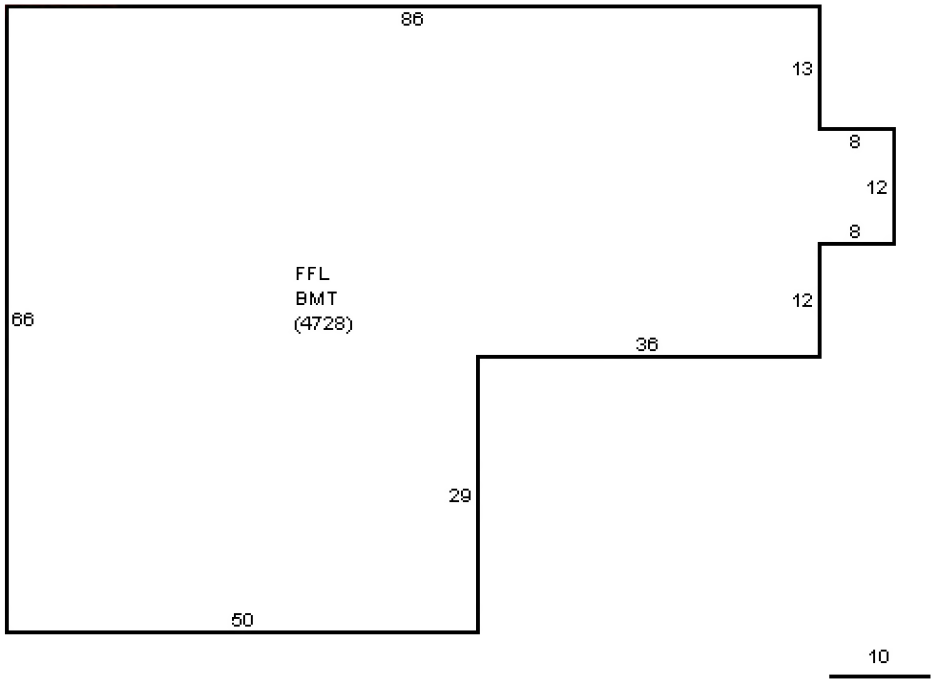
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	47.38
Special Features:	0	Val/Su Net:	18.63
Final Total:	176200	Val/Su SzAd	37.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,728	14.210	67,206
FFL	First Floor	4,728	47.380	224,021
	Net Sketched Area:	9,456	Total:	291,227
Size Ad	4728	Gross Are	9456	FinArea 9456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	WHS	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc